

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 10<sup>th</sup> April 2017 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

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**MEMBERS PRESENT:** Councillors R Pendleton (Chair), Barton, Davies, Lacey, A Pendleton, Preece, Rumsey, Rosser and Thomas.

**ALSO PRESENT:** One member of the public.

**OFFICERS PRESENT:** Town Clerk.

### PH162/16 APOLOGIES FOR ABSENCE

Cllrs Freedland and Taylor were not in attendance.

### PH163/16 DECLARATIONS OF INTEREST

The following Declarations of Interest were made:

- Cllr Rosser: P170930 (personal)
- Cllr A Pendleton: P170354 (personal)

### PH164/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

### PH165/16 QUESTIONS FROM THE PUBLIC

One member of the public was present. The following matter was raised:

- (a) **Leominster Hum** – Concern was expressed that the noise level currently being experienced was as bad as ever and that it may be affecting the health of local children. The Hum was considered a social, acoustic and environmental problem.

A request was made to arrange a meeting with Herefordshire Council's Environmental Health Officers, the Town Council and local residents affected and who had complained. Following discussion it was agreed to request a meeting broadly on the lines suggested. However, a final decision regarding invitees would be made once those to be invited had suggested a suitable date and time.

### PH166/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 20<sup>th</sup> March 2017 be agreed and signed as a correct record.

### PH167/16 THE LEOMINSTER HUM

This item was dealt with under Minute PH165(a).

## PH168/16 PLANNING APPLICATIONS

It was **RESOLVED** to submit the following comments to Herefordshire Council:

- APPLICATION:** P170354  
**SITE:** Land adjacent to Alverstoke, Hereford Road, Wharton, Herefordshire, HR6 0NY  
**DESCRIPTION:** Residential development of up to four detached dwellings with associated private gardens, garaging & shared private drive access.  
**COMMENT:** Recommend refusal to this application on the following grounds:
- A detailed method statement has not been submitted to address the possibility that the site may be inhabited by the great crested newt;
  - There is a lack of clarification regarding the disposal and treatment of sewage from the development;
  - According to Welsh Water the proposed development site is crossed by a 400mm public watermain and a redundant 300mm watermain. This would pose a significant risk to a strategic asset and could affect the service to existing customers;
  - The Town Council wishes to support all the objections submitted and unless a satisfactory solution is provided the application should be refused.
- APPLICATION:** P170795  
**SITE:** Rowan House, 13 Danesfield Drive, Leominster, Herefordshire, HR6 8HW  
**DESCRIPTION:** Proposed domestic single storey side and rear extension and associated alterations.  
**COMMENT:** No objection.
- APPLICATION:** P170919  
**SITE:** Sundale, Newlands Drive, Leominster, Herefordshire, HR6 8PR  
**DESCRIPTION:** Proposed rear extension to form utility room with conservatory.  
**COMMENT:** No objection.
- APPLICATION:** P170654  
**SITE:** 103 Bargates, Leominster, Herefordshire, HR6 8QS  
**DESCRIPTION:** Proposed rear extension.  
**COMMENT:** No objection.
- APPLICATION:** P170724  
**SITE:** Application for discharge of planning obligations.

**DESCRIPTION:** Former Orphans Press Site, Laundry Lane, Leominster, Herefordshire, HR6 8JT  
**COMMENT:** Request further details.

**APPLICATION:** P170894  
**SITE:** Broad Farm, Leominster, Herefordshire, HR6 0AN  
**DESCRIPTION:** Proposed replacement of hardstanding.  
**COMMENT:** No prior consent required.

**APPLICATION:** P170749  
**SITE:** Land off Ebnal Close, Leominster, Herefordshire.  
**DESCRIPTION:** Application for removal of condition 3 of planning permission.  
**COMMENT:** No comment.

**APPLICATION:** P170898  
**SITE:** Workshop, Long Acre, Ebnall, Leominster, Herefordshire HR6 9AL.  
**DESCRIPTION:** Proposed change of use of B8 commercial yard to B2, demolition of vehicle repair shop. Erection of a new workshop building and office, with associated landscaping and advertising.  
**COMMENT:** Recommend refusal to this application on the following grounds:

- There is concern that the proposal could create a noise and nuisance issue;
- The proposal for change of use will potentially impinge on the amenity of neighbouring residents;
- The proposal does not include a Noise Management Plan which is essential prior to any decision being taken.

**APPLICATION:** P170996  
**SITE:** Broadward Hall, Hereford Road, Leominster, Herefordshire, HR6 8QG  
**DESCRIPTION:** Proposed steel portal framed building extension, making off an existing cattle stock building.  
**COMMENT:** No objection.

**APPLICATION:** P170930  
**SITE:** Morrisons Supermarket, Leominster, Herefordshire, HR6 8RH  
**DESCRIPTION:** Glazed entrance lobby extension to existing supermarket.  
**COMMENT:** No objection.

**APPLICATION:** P171147  
**SITE:** Moravian Church, 51 South Street, Leominster, Herefordshire, HR6 8JH  
**DESCRIPTION:** Remove 3 Leylandi trees.

**COMMENT:** No objection.

**APPLICATION:** P171029  
**SITE:** Waltons Farm, Ginhall Lane, Leominster, Herefordshire, HR6 9AH  
**DESCRIPTION:** Proposed extension and car port.  
**COMMENT:** No objection.

**APPLICATION:** P171145  
**SITE:** Priory Church Of St Peter And St Paul, The Priory, Leominster, Herefordshire, HR6 8EQ  
**DESCRIPTION:** Works to various trees.  
**COMMENT:** Noted.

**PH169/16 DECISIONS**

The following grants and refusals were noted:

**APPLICATION:** P170571  
**SITE:** 11 Corn Square, Leominster, Herefordshire, HR6 6SA  
**DESCRIPTION:** Fell three Leylandi.  
**COMMENT:** The application was noted.  
**DECISION:** Works allowed.

**APPLICATION:** P170289  
**SITE:** Prior Approval - Field 5251 North East of A44 & A49 Roundabout, Leominster, Herefordshire  
**DESCRIPTION:** Proposed conversion of an agricultural building into a one bedroom;single storey dwelling.  
**COMMENT:** Concern was expressed that this application was sited on the flood plain and the access required to the development would be too close to the roundabout thus creating a traffic hazard.  
**DECISION:** Planning permission required.

**APPLICATION:** P170052  
**SITE:** 30 South Street, Leominster, Herefordshire, HR6 8JB  
**DESCRIPTION:** Works to trees covered by TPO. Complete removal of Copper Beech Tree.  
**COMMENT:** Committee wished to object to this proposal. The tree was a landmark tree of significance in Leominster and should be conserved. Prior to any decision being made Herefordshire Council was urged to carry out a full arboricultural inspection of the tree by an expert arboriculturalist.  
**DECISION:** Trees covered by TPO – consent given.

**APPLICATION:** P170548  
**SITE:** 127 Bargates, Leominster, Herefordshire, HR6 8QS  
**DESCRIPTION:** Works to three trees - Silver Birch, Twisted Willow and Ash trees.

**COMMENT:** Delegate response to the Council Tree Wardens.  
**DECISION:** Trees in a conservation area - works can proceed.

**APPLICATION:** P163285  
**SITE:** Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT

**DESCRIPTION:** Proposed conversion of ground floor only into 2 self-contained flats.

**COMMENT:** No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents regarding the proposals were fully considered;
- That the points raised in the report submitted by Mr James were addressed fully;
- That all features of architectural and historical significance were protected and could be retrieved in the future;
- That the objections raised by the Transport Department that no car or cycle parking is proposed, nor is there space available. However, it is likely that at least some of the occupants will own cars, which will most likely be parked on the highway. This will increase parking pressure at an already busy place, including probable illegal parking in Vicarage Street. If the development was for fewer flats, it is likely that parking pressure would be reduced. This is contrary to NPPF Guidance clause 40;
- That adequate provision is made for the storage and disposal of waste.

**DECISION:** Approved with conditions.

**APPLICATION:** P163287  
**SITE:** Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT

**DESCRIPTION:** Listed Building Consent - proposed conversion of ground floor only into 2 self-contained flats.

**COMMENT:** No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents regarding the proposals were fully considered;
- That the points raised in the report submitted by Mr James were addressed fully;

- That all features of architectural and historical significance were protected and could be retrieved in the future;
- That the objections raised by the Transport Department that no car or cycle parking is proposed, nor is there space available. However, it is likely that at least some of the occupants will own cars, which will most likely be parked on the highway. This will increase parking pressure at an already busy place, including probable illegal parking in Vicarage Street. If the development was for fewer flats, it is likely that parking pressure would be reduced. This is contrary to NPPF Guidance clause 40;
- That adequate provision is made for the storage and disposal of waste.

**DECISION:** Approved with conditions.

**APPLICATION:** P170282  
**SITE:** 15 Croft Street, Leominster, Herefordshire, HR6 8LA  
**DESCRIPTION:** Two storey rear extension.  
**COMMENT:** No objection  
**DECISION:** Refused.

**APPLICATION:** P170348  
**SITE:** Meadway, Portna Warden Lane, Leominster, Herefordshire, HR6 8RS  
**DESCRIPTION:** Erection of single storey side and rear extension.  
**COMMENT:** No objection  
**DECISION:** Approved with conditions.

#### **PH170/16 LEOMINSTER AREA NEIGHBOURHOOD PLAN**

Committee noted that a meeting with the Neighbourhood Planning Team would take place on Wednesday 12<sup>th</sup> April 2017. Confirmation on settlement boundaries and revised wording was being sought. Following agreement from Herefordshire Council that the Plan was compliant a further public consultation exercise would be carried out prior to Regulation 16 submission, probably in September 2017. Following that the Plan would be subject to examination followed by referendum.

#### **PH171/16 HIGHWAYS AND PARKING MATTERS**

- (a) **Street Trading Application** – Committee was informed that the Licensing Department at Herefordshire Council had received a Street Trading application from a Leominster-based trader who wished to place a converted VW camper vehicle in Corn Square for the purposes of street trading. Following discussion Committee raised no objections subject to all operators holding the relevant Hygiene Certification and the trader had Employers Liability insurance.

- (b) **Highways Update** – Committee noted that Residential Parking Schemes had been submitted for Priory Road and School Road. These should be completed by January 2018.

**PH172/16 DATE OF NEXT MEETING**

Committee noted that its next meeting would be held on Monday 8<sup>th</sup> May 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business, the meeting closed at 8:03pm.

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**CHAIR:**

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**DATE:**